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OAKLAND REDEVELOPMENT AGENCY

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FORWARD

The intent of this offering is to solicit proposals from qualified developers for development of the Stanford/Adeline NDP Project in accordance with the criteria set forth in this offering. This offering represents a co-ordinated effort on the part of the North Oakland community and the Oakland Redevelopment Agency to rebuild this northern gateway to Oakland.



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INVITATION FOR PROPOSALS

Neighborhood Development Program Oakland Stanford/Adeline Redevelopment Project

Redevelopment Agency of the City of Oakland
Oakland, California

September 16 , 1974

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PART I - INFORMATIONAL

A. DEVELOPMENT OBJECTIVES

The Stanford/Adeline Redevelopment Project is part of the Neighborhood Development Project (NDP) presently in execution in several neighborhoods throughout the City of Oakland. The Stanford/Adeline Project has grown out of a combined effort of the Redevelopment Agency and the community to bring urban renewal and revitalization to one of the residential areas of North Oakland. The foundation for the project is the long-standing commitment of the North Oakland community to reinforce established sound residential areas. The project is designed to implement three Agency goals: to provide housing, to generate and promote economic development and community ownership, and to bring urban renewal to a key area that greatly and urgently needs revitalization.

B. AREA DESCRIPTION

The Stanford/Adeline Neighborhood Development Area includes 16.7 acres - a total of approximately four irregularly shaped blocks.

The Neighborhood Development Area is situated in one of Oakland's older residential neighborhoods, with a high percentage of low-density, owner occupied residences that are essentially well maintained and pleasant in appearance. The area needs certain kinds of public improvements and is relatively stable and can profit by such public investment. The project will make a significant impact on the entire area.

It is prominently located at one of the gateways to Oakland and it is relatively close to two BART stations--the South Berkeley Station and the MacArthur Station--which will provide access to the entire Bay Area.

There is good local bus transportation with routes along Grove, Adeline and Stanford, providing easy access to Oakland, Berkeley and San Francisco.

The Neighborhood Development Area is located relatively close to and within easy access to three major freeways: the MacArthur, Eastshore-Nimitz and Grove Shafter.

The area is just south of a significant neighborhood commercial and shopping area in South Berkeley (the Grove/Adeline and Alcatraz Shopping district).

A further unique characteristic of the Stanford/Adeline Neighborhood Development Area is that it is close to a major educational and cultural complex (the University of California at Berkeley).

As Oakland's first renewal effort in North Oakland, the Stanford/Adeline Project is intended to become a showpiece that demonstrates the advantages of joint private and public investment through redevelopment.

C. PROJECT OBJECTIVES

The objectives of the Stanford/Adeline Redevelopment Plan include the following:

- (a) New Housing: To provide new housing with an emphasis on home ownership in row house and low density design.
- (b) Residential Rehabilitation: To assist rehabilitation of existing homes which are economically feasible of rehabilitation and suitably located in relation to areas cleared for new housing construction.
- (c) Circulation: To eliminate existing traffic circulation problems by realigning major thoroughfares and to provide proper design and landscaping for a modernized street system.
- (d) Urban Design: To ensure that the Project Area and its circulation system achieve the highest possible level of design in terms of appearance, form, scale and architectural value.
- (e) Blight Elimination: To eliminate blight and blighting influences in the Project Area through clearance of deteriorated structures to create new development areas, and through rehabilitation of existing residences and certain nonresidential structures properly located and economically feasible of rehabilitation.

The physical application of the above objectives results in a Stanford/Adeline new development scheme (as illustrated in Exhibit B) with:

Phase I new housing and open space will be constructed in the area bounded by Adeline, Market, 59th Streets and Stanford Avenue in the Project Area.

Phase II new housing will replace present industrial uses in the block bounded by Stanford Avenue, Occidental Street and 61st Street.

An effort will be made to rehabilitate the remainder of the project, primarily those residences which front onto 61st Street.

D. CITIZEN PARTICIPATION

The Stanford/Adeline Project Area Committee (PAC) is the officially recognized citizens organization which works with and advises the Agency regarding decisions on such matters as (1) proposed land uses and intensities of development; (2) the physical design of new structures and open space; (3) the Agency's Affirmative Action Program.

Since this project's inception, the community has been deeply concerned about its direction and has actively participated in the development of the Stanford/Adeline Redevelopment Plan. All proposals submitted in response to this offering will be viewed with great interest by the PAC, and each developer should expect to have his proposal carefully reviewed by the community.

E. ENVIRONMENTAL IMPACT

At the time the Stanford/Adeline Project Plan was approved, the Redevelopment Agency prepared an EIR for the entire Stanford/Adeline Project Area. Accordingly, all State and Federal requirements for EIRs have been fulfilled and at this time it is not expected that a further report will be required on the part of the developer.

Should further EIR be required because of the proposed development, the developer will be responsible for same.

H. APPLICABLE STANDARDS

The list below of standards, codes and guidelines is provided to assist the developer in submitting a development proposal.

1. HUD Minimum Property Standards for Multi-family Housing, 1973 edition, No. 4910.1, including interim revisions.
2. HUD Minimum Property Standards for one and two family dwellings, 1973 edition, No. 4900.1, including interim revisions.
3. Stanford/Adeline Redevelopment Plan, dated April 10, 1973, amended March 14, 1974.
4. Oakland Planning Code, Zoning Regulations, Revised February 1, 1972, including amendments.
5. Uniform Building Code, 1973 Edition, as amended by Ordinance No. 9026 C.M.S.
6. City of Oakland Housing Code; Building and Housing Department.
7. Redevelopment Agency of the City of Oakland's Equal Opportunity-Affirmative Action Program.

Compliance with any amendments to or revision of the above listed documents, as well as compliance with all applicable laws and rules will be required, where applicable.

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PART II - DEVELOPMENT PROPOSALS

A. THE PROPOSAL

The intent of this offering is to solicit proposals from qualified developers which meet Agency objectives for the development of the area as indicated on the map in Exhibit "C" of the Appendix. The Redevelopment Agency's goal is to have the new development area developed with housing which is marketable and which represents an improvement to the community.

The developer's judgment, based on experience and knowledge of the market conditions and the community, should be used in formulating a proposal. If the developer sees either a greater potential or more feasible alternatives for the development of the area than is indicated by this offering, the proposal may be altered accordingly, subject to the acceptability of these changes to the Agency and the review of the PAC. However, the Agency would not contemplate expanding the size of the new development area northward to include existing residences along 61st Street. The developer's proposal should be directed toward accomplishing the goals of this Agency and the community, rather than just complying with the requirements of this offering.

The following outline of development requirements may be used as a guide in formulating a development proposal. The requirements are based on the EMAS findings and preliminary Stanford/Adeline studies prepared by Agency staff. The developer is responsible for assembling a complete development team and for making a proposal to the Redevelopment Agency which:

- (1) conforms with the intent of this offering;
- (2) accomplishes the following:
 - (a) will design, construct and market a mixture of approximately eight (8) single family homes or approximately thirty (30) elderly units, or a combination of single family homes and elderly units.

- (b) will create a site plan and design that will provide an impressive focal point as one enters Oakland from the north;
- (c) provide community involvement in the design, construction and ownership of the project;
- (d) assures first priority for relocatees from the project area to acquire the homes built in the new development area.

The property map in the Appendix, Exhibit "C" illustrates the parcels and the portion of street right-of-way comprising the development area (1347-7, 1347-8-2, 1347-14 and 1347-15-1). If an award is granted a bidder through the execution of a Disposition Agreement, said property will be acquired by the Agency and the entire development area sold to the developer as one unit. If a developer is selected, the Agency plans to begin acquisition of the remaining parcels in December of 1974 and expects to have the site cleared and ready for new development in the spring of 1975. The schedule for this action is closely tied to HUD approval of the successful developer and Agency acquisition activity.

B. DEVELOPMENT GUIDELINES

In developing a proposal for this site, the accompanying guidelines were developed by Agency staff and the PAC. It is anticipated that the developer will have input based on his experience and expertise which may warrant deviation from the following program:

(1) Zoning

Zoning for this site is designated as R-40 garden apartment.

(2) Structures

Only one and two-story structures

- a. Single family - a combination of 2, 3 and 4-bedroom units shall be considered. The size of units should be as follows: 2-bedroom (1000 -1200 sq. ft.), 3-bedroom (1400-1500 sq. ft.) and 4-bedroom (1500-1600 sq. ft.).
- b. Elderly - a combination of studio and one bedroom units with the unit sizes of 450 sq. ft. for studios and 600 sq. ft. for one bedroom.

(3) Siting of Structures

The siting of structures shall consider the following items as major concerns: 1) Units shall be oriented to Stanford Avenue so as to give a handsome residential environment; 2) Individual units should be sited to give the resident the best possible view; 3) Unit siting must carefully consider automobile access and egress, particularly for Stanford Avenue; 4) Site orientation should consider how building shadows fall on outdoor spaces and the relationship of the new structures to the surrounding neighborhood; 5) A minimum building setback of twenty (20) feet is required on all street frontages.

(4) Ingress and Egress

Vehicular access to the site will be limited as follows:

- a. Due to the heavy traffic on Stanford Avenue and Market Street, access from these streets should be avoided.
- b. Access to the site from Occidental and 61st Streets is preferred.

(5) Parking

- a. Each single family home will be provided with its own garage.
- b. Elderly units may utilize aggregate parking at a 1:4 ratio.

(6) Community Facilities and Spaces

- a. For single family the development of commonly owned open space is discouraged; all land within the development area with the possible exception of common driveways is to be eventually under private ownership.
- b. An elderly proposal should include a community building with kitchen and toilets and storage space as required. Open spaces should be carefully designed to provide adequate security and privacy for the needs of the elderly.

(7) Exterior Design

This area functions as a "gateway" to Oakland from the north and should appropriately announce this function. Exterior design is an important consideration in the Agency's desire to develop the Stanford/Adeline area.

(8) Public Facilities

The proposal should recognize the site's potential relationship to public transportation, including BART, busses and possible bicycle pathways, as well as common traffic routes to various public parks and other public facilities in the greater North Oakland area.

C. SITE CONDITIONS

1. Site Clearance

The existing structures within the development area will be demolished to basement floor level. The concrete basement floors and foundations will be removed and the cavity backfilled. It will be the responsibility of the successful developer to properly complete all other site preparation work necessary for the required new construction.

2. Utilities

Though it appears that sufficient capacity for the planned development is available in the existing utility facilities, it will be the responsibility of the developer to ensure that all improvements are adequately served by these existing services. For additional information, the developer must check with the appropriate utility companies and the City of Oakland, Office of Public Works, Street and Engineering Department. The developer is responsible for any utility connection cost required from the property line to the facility in the public right-of-way, as well as all on-site costs.

3. Public Improvements

New curbs, gutters, sidewalks, street pavement, lights and street trees will be provided by the Agency along Stanford, Market, Occidental and 61st Streets. Driveway aprons in the public right-of-way will be constructed by the Agency, provided that locations have been determined by the developer prior to street construction. The developer will be responsible for the repair of any damage or changes to any portion of the completed improvements in the public right-of-way.

Proposed street improvements are shown on Exhibit "D" in the Appendix.

D. SUBMISSION OF PROPOSALS

1. Intent to Develop

Developers desiring to make proposals must advise the Agency of their intentions by letter, addressed to Mr. John B. Williams, Executive Director, Redevelopment Agency of the City of Oakland, 1333 Broadway, Suite 400, Oakland, California 94612. This letter must also request a Developer's Packet and include a non-refundable payment of \$25 for the packet. The Developer's Packet will include the following:

- a. Stanford/Adeline NDP Economic Market Analysis Study
- b. Stanford/Adeline NDP Redevelopment Plan
- c. Redevelopment Agency's Equal Opportunity - Affirmative Action Program
- d. HUD Statement of Public Disclosure, Form 6004
- e. Minority Construction Contractors and Subcontractors
- f. Sepia of new Development Area Map @ 1" = 16'

2. Time

Proposals will be accepted for the new development in the office of the Oakland Redevelopment Agency, 1333 Broadway, Suite 400, Oakland, California, until 10:00 a.m., Tuesday, November 5, 1974.

3. Schedule

- a. September 16, 1974: Offering distributed to all interested parties
- b. November 5, 1974: Deadline for submission of all development proposals
- c. November 28, 1974: Agency announces the selection of a developer; begin negotiations for disposition agreement

4. Form of Proposal

Development proposals must be submitted to Mr. John B. Williams, Executive Director of the Redevelopment Agency of the City of Oakland, in accordance with the format as indicated below:

PROPOSAL TO DEVELOP - PHASE II

Oakland Stanford/Adeline Redevelopment Project

November 5, 1974

Mr. John B. Williams
Executive Director
Redevelopment Agency of the
City of Oakland
1333 Broadway, Suite 400
Oakland, California 94612

Subject: Submission of Stanford/Adeline
Phase II Development Proposal

Dear Mr. Williams:

Reference is made to the document entitled "Invitation for Proposals, Neighborhood Development Program, Oakland Stanford/Adeline Redevelopment Project, Redevelopment Agency of the City of Oakland, Oakland, California."

The undersigned, being familiar with all the terms and conditions of the invitation regarding the Offering, herewith submits a proposal to acquire the property described in the "Invitation for Proposals."

The following information and exhibits, pursuant to the requirements of the "Invitation for Proposals," are included with this letter:

1. Identification of the complete development team.
2. Experience of the development team and/or its members.
3. All information and documentation on the legal structure of the developer, including, where appropriate, articles of incorporation, by-laws, minutes, joint venture agreement, partnership agreement, statement of fictitious name and other relevant documentation. Included within this submittal also please find biographies of all present and contemplated investors and officers of the development entity and a brief biography of the business entity and its prior development projects, private or public.
4. Management or sales proposal and qualifications of personnel.
5. Written evidence that the developer has an available source of capital sufficient to cover pre-construction costs. This evidence must be from a financial institution and must identify the account(s) and account level(s).
6. Written evidence from developer's proposed construction lender, indicating its commitment and ability to finance and the extent to which it will finance the proposed project.
7. The schematic design proposal, including those requirements set forth in paragraph (iv) of Section D.4. of the Invitation.
8. Completed and signed HUD Form 6004, "Developer's Statement of Public Disclosure."
9. Other information.*

*Supplementary information included to clarify or reinforce the proposal should be indicated here.

In addition to the foregoing information, we make the following assurances to the Redevelopment Agency of the City of Oakland.

- a. We will immediately supply any and all other documentation or information to the Agency that is requested in order to evaluate the merits of the proposal or the qualifications, experience or organization of the development team.
- b. If selected as a developer, we shall abide by the terms and conditions of the Agency's "Equal Opportunity - Affirmative Action Program."
- c. If selected, we shall make good faith efforts through North Oakland community groups to seek out and assist qualified and qualifiable residents desiring to be employed in the construction trades.
- d. If selected, we shall take affirmative action to ensure that opportunities for permanent employment and job training will be provided to the community and Oakland racial minorities.
- e. If selected, we shall give occupancy priority to qualifying eligible families and individuals displaced as a result of redevelopment or other forms of governmental action.
- f. If selected, we shall involve the Oakland community in the construction, management and ownership of the development.

In the event the Redevelopment Agency of the City of Oakland accepts this proposal, the undersigned agrees to enter into the Agreement for Disposition of Land (a copy of which is available at the Agency office) and agrees to pay as the purchase price for the land a sum to be determined by the Agency and the appropriate Federal Agency. If selected, a good faith deposit in the amount of \$2,000 will be remitted to the Agency within ten (10) calendar days of such selection.

It is understood that the Agreement for purchase and sale of this site will contain provisions requiring that the conveyance of the site shall be subject to requirements of the Redevelopment Plan, the Declaration of Restrictions, and any easements, rights, and reservations encumbering the property.

Address

Name of Firm

Telephone Number

Signed by

Title

The following paragraphs lend explanation to items number 1, 2, 4 and 7 above, respectively.

- 1) Identification of the complete development team (including project manager, architect, contractor, consultant, attorney, lender, landscape architect and any others), and exhibits of work actually completed where applicable, in which each has had primary responsibility.
- ii) Verification of experience of the developer and/or sponsor, with reference to completed projects, including the nature and extent of such involvement. In this connection the Agency should receive brochures and/or photographs of such completed developments, including information on cost, size of developments, etc.
- iii) Sales or management proposal and qualifications of personnel. The developer's management statement should cover the principal sections of concern as outlined in HUD Form 9405.
- iv) Schematic design proposal (no additional consideration will be given for elaborate presentations) shall include:
 1. Sketch perspective(s) - indicate materials, colors, etc.
 2. Site development plan at 1" = 16'*
 3. Typical floor plan of building(s) at 1" = 8'*
 4. Typical living unit floor plans at 1" = 4'*

5. Section(s) of entire development at 1" = 16'*
6. Elevation(s) of entire development at 1" = 16'*
7. Schematic model of entire block at 1" = 30';
developer's model will be inserted into the
Agency's 30' scale model of the Stanford/Adeline
area.
8. Any additional drawings deemed necessary by the
architect or developer to convey the concepts of
the proposal will be accepted.

*More appropriate scales of drawings as determined by the architect
will be acceptable.

E. TERMS OF THE OFFERING

1. Land Price

The final price for which the land will be sold has not been determined at this time. The final selling price will be negotiated with the successful developer within HUD guidelines and will be subject to HUD concurrence.

2. Deposit

A "good faith" deposit, in the amount of \$2,000 will be required from the successful developer upon his initial selection by the Agency. If good faith negotiations during a 120-day negotiating period from the date of developer initial selection result in an acceptable contract for the purchase and development of the property, the "good faith" deposit shall be applied to the deposit required to secure the contract. If an acceptable contract does not result from a 120-day negotiation period, the "good faith" deposit may be refunded at the option of the Agency.

The above-mentioned "good faith" deposit shall be placed with the Agency in the form of a certified or cashier's check.

3. Purchase Contract

The land will be sold through a purchase contract for development and cannot be transferred by the developer without prior written consent of the Agency or until satisfactory completion of the construction is evidenced by the issuance of a Certificate of Completion by the Agency.

4. HUD Programs

If the developer elects to make use of HUD mortgage insurance programs, the developer and his team will be responsible for complete knowledge of such programs, including application submission and processing requirements, as well as HUD standards for construction, design, cost, occupancy and management.

5. Selection of Developer

The selection of the developer will be made by the Commissioners of the Oakland Redevelopment Agency. In the process of selecting a developer, it may be necessary for the developer to present the proposal orally to the Agency Commissioners and the Agency staff. Developers must be willing to make such presentations for the purposes of clarifying their proposal.

The Agency reserves the unqualified right to waive formalities in selecting a developer, to extend the cut-off date for submission of development proposals, to evaluate and judge qualifications of any applicant and, at its discretion, to reject any or all proposals.

6. Awards

No financial compensation will be made to any developer or any member of this developer's team - successful or not - for responding to this Offering. Each developer will be responsible for compensation to team members for their efforts or their costs incurred in preparing a development proposal.

Award to the successful developer will be made by the Agency in the form of extending "an exclusive right to negotiate for a 120-day period for the purchase and development" of the land described in this Offering.

F. SELECTION OF DEVELOPER

The selection of developers will be based upon the following criteria:

1. Quality of proposed design and construction and specific character of land use proposed to satisfy the concepts and objectives of the Redevelopment plan and this offering.
2. Ability, experience and reputation of the developer, architect and contractor, other project consultants and team members.
3. Scheduling of development.
4. Arrangements for financing.
5. Financial responsibility of the developer.
6. Community involvement and participation at all levels of all phases, including design, construction, management and financing.
7. Compliance with all requirements of all sections of this development offering.
8. Compliance with appropriate state and federal laws.

FOR ADDITIONAL INFORMATION CONTACT:

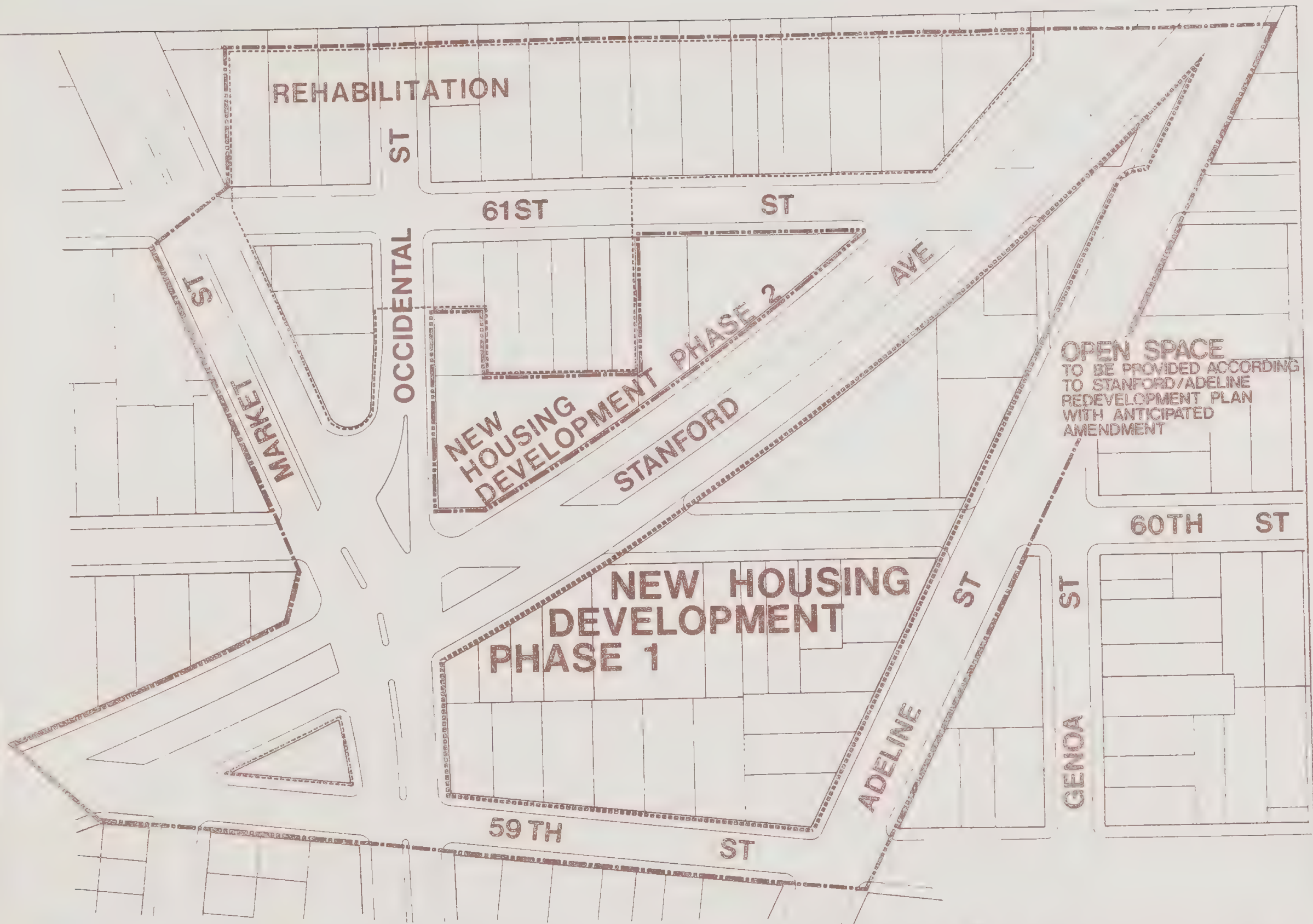
John B. Williams, Executive Director
Redevelopment Agency of the City of Oakland
1333 Broadway, Suite 400
Oakland, California
834-2010

A P P E N D I X

AREA MAP



The STANFORD-ADELINE PROJECT represents a unique opportunity where a small development of proposed housing within a larger existing residential area is located with easy access to educational facilities, commercial shops, public recreation areas and transportation systems, including BART.



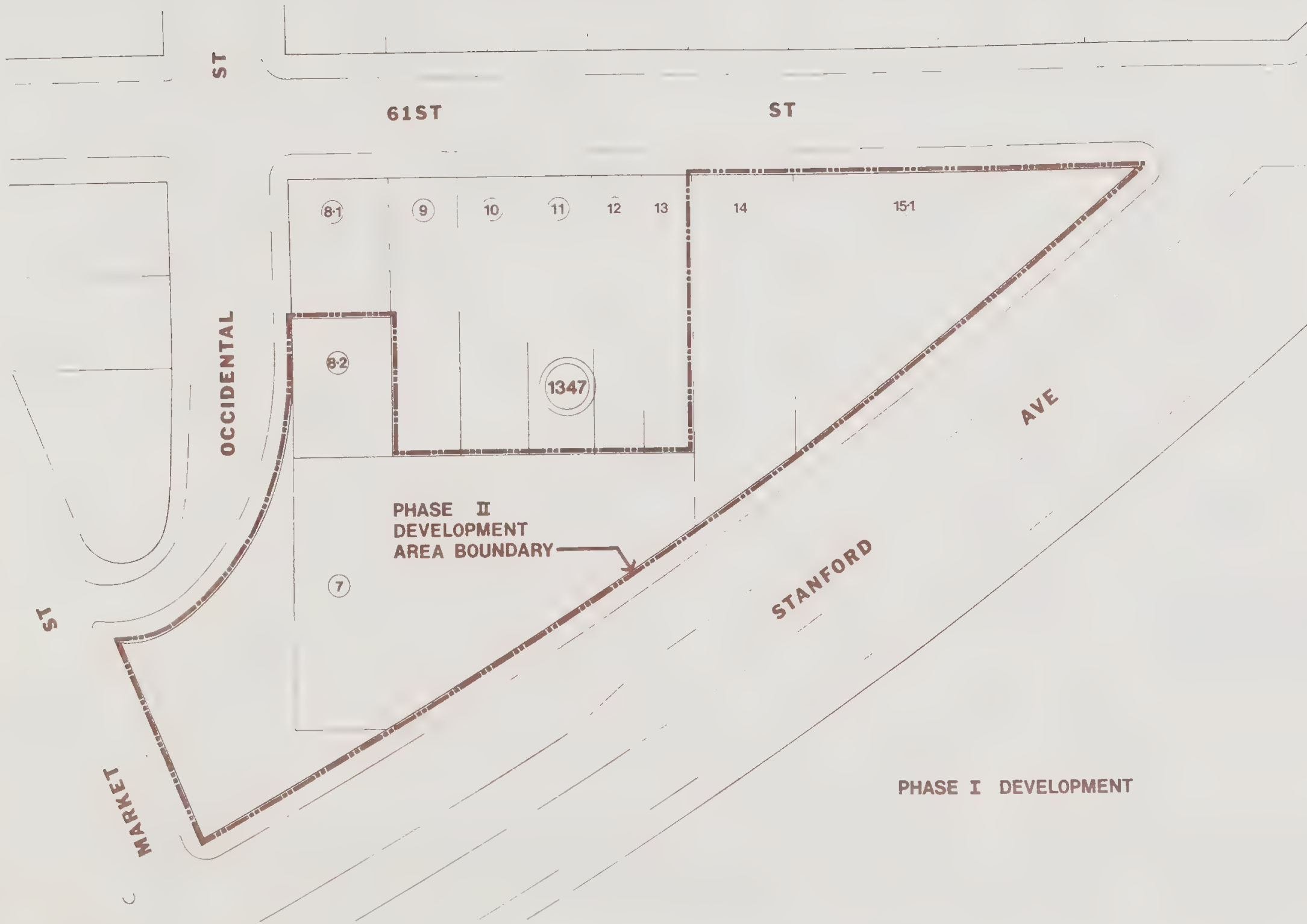
OAKLAND
STANFORD/ADELINE PROJECT

REDEVELOPMENT

AGENCY

**PROPOSED
USES MAP**



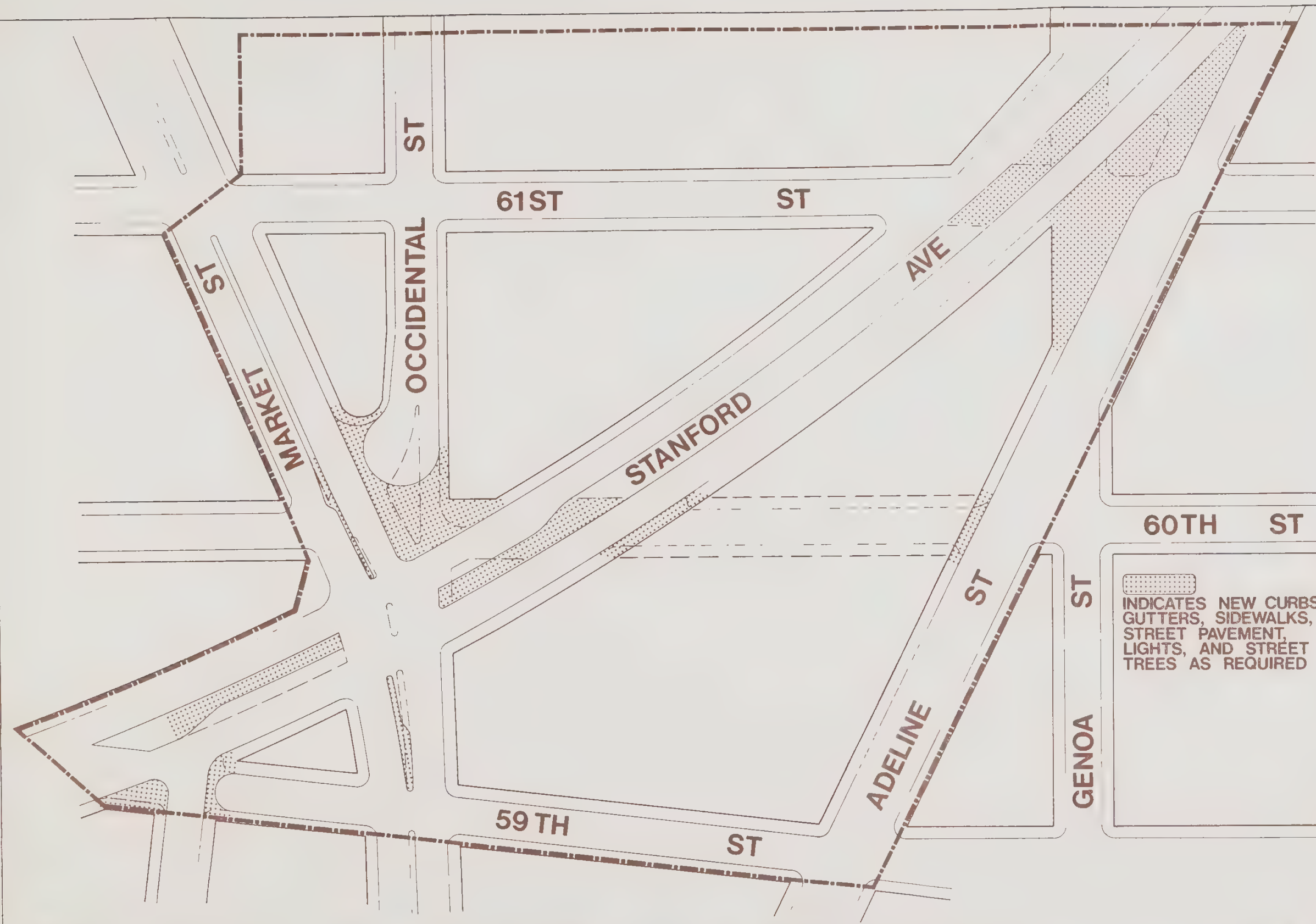


OAKLAND REDEVELOPMENT AGENCY
STANFORD/ADELINE PROJECT

**PHASE II
DEVELOPMENT AREA
MAP**



EXHIBIT C



OAKLAND REDEVELOPMENT AGENCY
STANFORD/ADELINE PROJECT

PROPOSED
STREET IMPROVEMENT



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